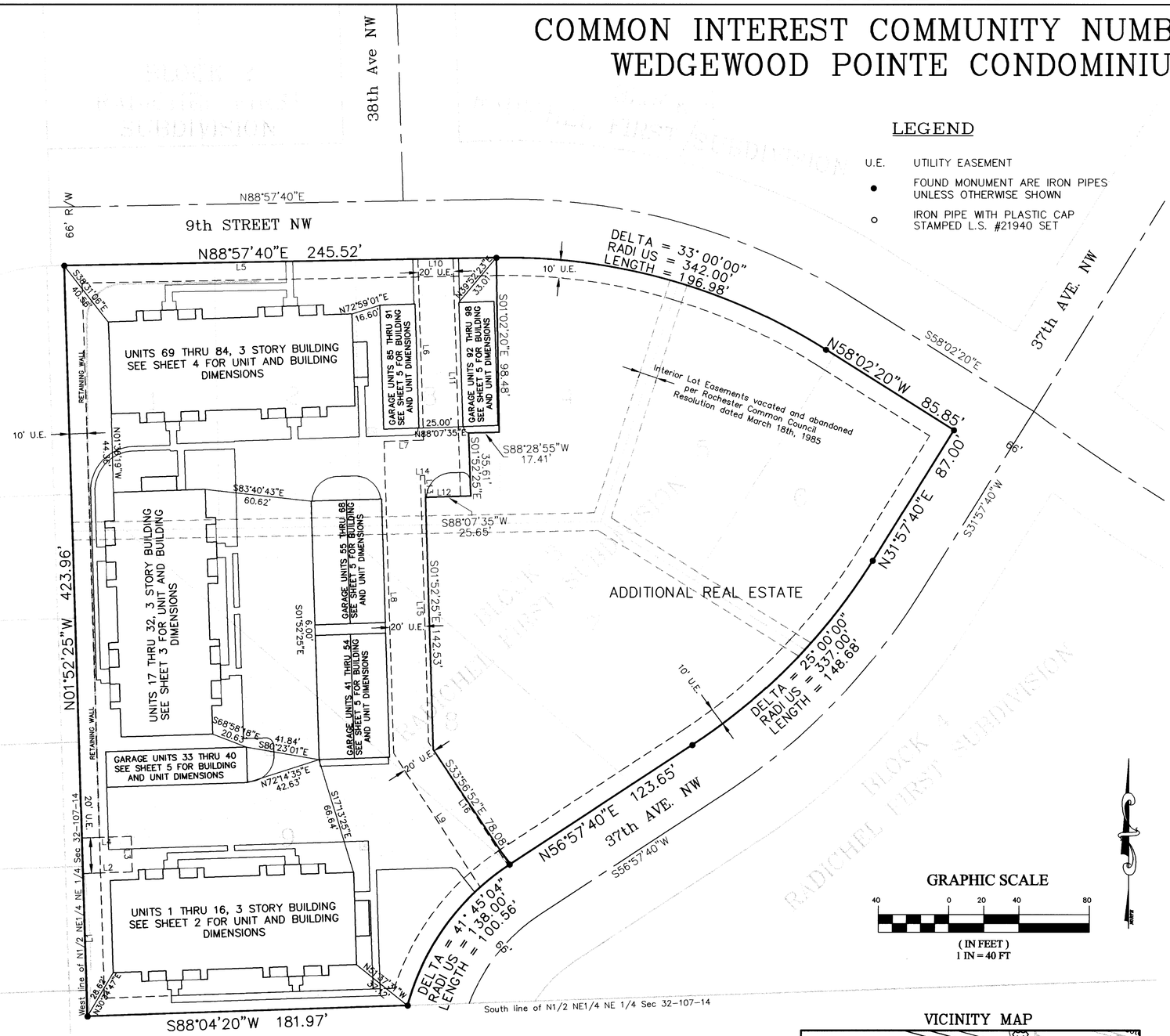
"OFFICIAL PLAT"

# COMMON INTEREST COMMUNITY NUMBER 187
# WEDGEWOOD POINTE CONDOMINIUMS




## LEGEND

U.E. UTILITY EASEMENT

● FOUND MONUMENT ARE IRON PIPES UNLESS OTHERWISE SHOWN

○ IRON PIPE WITH PLASTIC CAP STAMPED L.S. #21940 SET

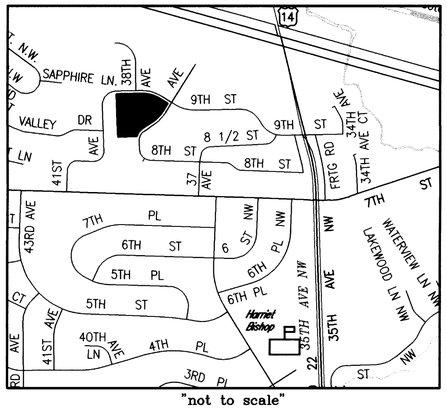
GRAPHIC SCALE

40 0 20 40 80

( IN FEET )
1 IN = 40 FT

| UTILITY EASEMENT LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 80.65' | N01°52'25"W |
| L2 | 28.00' | N88°07'35"E |
| L3 | 20.00' | N01°52'25"W |
| L4 | 28.00' | S88°07'35"W |
| L5 | 201.04' | N88°57'40"E |
| L6 | 102.11' | S01°52'25"E |
| L7 | 22.52' | S88°07'35"W |
| L8 | 176.26' | S01°52'25"E |
| L9 | 90.26' | S33°09'06"E |
| L10 | 20.00' | N88°57'40"E |
| L11 | 134.32' | S01°52'00"E |
| L12 | 20.00' | S88°07'35"W |
| L13 | 12.50' | N01°48'17"W |
| L14 | 2.52' | S88°07'35"W |
| L15 | 150.66' | S01°52'25"E |
| L16 | 83.11' | S33°09'06"E |

VICINITY MAP




"not to scale"

BEARINGS
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RELATIONSHIP WITH THE SOUTHERLY R/W LINE OF T.H. No.14 WHICH IS ASSUMED TO BE S74°28'01"E.

CONTROLLED ACCESS DEFINED
INGRESS TO, FROM, OR ACROSS THE ABUTTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUTE 160.08.

UTILITY EASEMENTS DEFINED
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTAINENCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING THE RIGHT TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

VERTICAL CONTROL
THE ELEVATIONS ON THIS PLAN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929

BENCHMARK
TOP NUT OF HYDRANT AT SE CORNER OF INTERSECTION OF 37TH AVE NW AND 9TH STREET
NW: ELEVATION = 1030.60

SURVEYOR'S CERTIFICATE
I, Geoffrey G Griffin, do hereby certify that the work was undertaken by or reviewed and approved by me for this CIC Plat of CIC NUMBER 187, WEDGEWOOD POINTE CONDOMINIUMS, being located upon:

Lots 1,2, 3, 4, 5, 6, 7, 8, and 9, Block 3, RADICHEL FIRST SUBDIVISION, according to the recorded plat thereof, Olmsted County, Minnesota, containing 3.55 acres.
EXCEPTING:
That part of Lots 3, 4, 5, 6, 7, and 8, Block 3, RADICHEL FIRST SUBDIVISION, according to the recorded plat thereof, Olmsted County, Minnesota, described as follows:
Commencing at the northwest corner of Lot 1, Block 3, said RADICHEL FIRST SUBDIVISION; thence on an assumed bearing of North 88°57'40" East along the north line of said Block 3 a distance of 245.52 feet to the northeast corner of Lot 3, said Block 3 and the point of beginning; thence South 01°02'20" East along the east line of said Lot 3 a distance of 98.48 feet; thence South 88°28'55" West a distance of 17.41 feet; thence South 01°52'25" East a distance of 35.61 feet; thence South 88°07'35" West a distance of 25.65 feet; thence South 01°52'25" East a distance of 142.53 feet; thence South 33°56'52" East a distance of 78.08 feet to the most southerly corner of Lot 8, said Block 3, also being a point on the northerly right of way of 37th AVENUE NW according to said RADICHEL FIRST SUBDIVISION; thence North 56°57'40" East along said right of way a distance of 123.65 feet; thence northeasterly along a tangential curve, concave to the northwest, radius 337.00 feet, central angle 25°00'00" a distance of 148.68 feet along said right of way; thence North 31°57'40" East along said right of way a distance of 87.00 feet to the intersection with the south right of way of 9th STREET NW according to said RADICHEL FIRST SUBDIVISION; thence North 58°02'20" West a distance of 85.85 feet; thence northwesterly along a tangential curve, concave to the southwest, radius 342.00 feet, central angle 33°00'00" a distance of 196.98 feet along said right of way to the point of beginning, containing 1.44 acres.
The above described conveyance contains 2.11 acres.

And the additional real estate that may be subsequently added:
That part of Lots 3, 4, 5, 6, 7, and 8, Block 3, RADICHEL FIRST SUBDIVISION, according to the recorded plat thereof, Olmsted County, Minnesota, described as follows:
Commencing at the northwest corner of Lot 1, Block 3, said RADICHEL FIRST SUBDIVISION; thence on an assumed bearing of North 88°57'40" East along the north line of said Block 3 a distance of 245.52 feet to the northeast corner of Lot 3, said Block 3 and the point of beginning; thence South 01°02'20" East along the east line of said Lot 3 a distance of 98.48 feet; thence South 88°28'55" West a distance of 17.41 feet; thence South 01°52'25" East a distance of 35.61 feet; thence South 88°07'35" West a distance of 25.65 feet; thence South 01°52'25" East a distance of 142.53 feet; thence South 33°56'52" East a distance of 78.08 feet to the most southerly corner of Lot 8, said Block 3, also being a point on the northerly right of way of 37th AVENUE NW according to said RADICHEL FIRST SUBDIVISION; thence North 56°57'40" East along said right of way a distance of 123.65 feet; thence northeasterly along a tangential curve, concave to the northwest, radius 337.00 feet, central angle 25°00'00" a distance of 148.68 feet along said right of way; thence North 31°57'40" East along said right of way a distance of 87.00 feet to the intersection with the south right of way of 9th STREET NW according to said RADICHEL FIRST SUBDIVISION; thence North 58°02'20" West a distance of 85.85 feet; thence northwesterly along a tangential curve, concave to the southwest, radius 342.00 feet, central angle 33°00'00" a distance of 196.98 feet along said right of way to the point of beginning, containing 1.44 acres.

fully and accurately depicts all information required by Minnesota Statutes Section 515B.2–110, excluding subsections (c) (8), (9), (10) and (12).

Dated this 21 day of January, 2002.

Geoffrey G. Griffin, L.S.
Minnesota License Number 21940

State of Minnesota
County of Fillmore

The foregoing instrument was acknowledged before me this 21 day of January, 2002, by Geoffrey G. Griffin, Land Surveyor, Minnesota License No. 21940.

Notary Public, Fillmore County, Minnesota

ERIC T. MATTER
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 1-31-2005

PROPERTY RECORDS AND LICENSING
Pursuant to Minnesota Statutes, Section 515B.1–116 and Section 272.12, taxes payable in the year 2002, on real estate herein described, have been paid; there are no delinquent taxes and transfer been entered, on this 22ND day of January, 2002.

DOCUMENT NUMBER A-902547

I hereby certify that this CIC Plat is part of the Declaration filed in the Office of Property Records and Licensing for the record on this 22ND day of January, of 2002, at 11 o'clock A.M., and was duly recorded in the Olmsted County records.

Director of Property Records & Licensing

Deputy

ARCHITECT'S CERTIFICATE
I, Lisa S. Wiesner, do hereby certify that the work was undertaken by or reviewed and approved by me for this CIC Plat of CIC NUMBER 187, WEDGEWOOD POINTE CONDOMINIUMS, as described herein, and fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2–110, subsections (c) (8), (9), (10) and (12).

Dated this 21 day of January, 2002.

Lisa Wiesner, A.I.A.
Registered Professional Architect
Minnesota Registration Number 23559

GIBBONS
Public
...esota
... Expires Jan. 31, 2005

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 21 day of January, 2002, by Lisa S. Wiesner, Registered Professional Architect.

Notary Public, Olmsted County, Minnesota

COUNTY SURVEYOR'S APPROVAL
Pursuant to Minnesota Statutes, Chapter 389.09, Subd. 2, this CIC Plat has been reviewed and is approved this 22 day of January, 2002.

By:
Olmsted County Surveyor

SITE PLAN
SHEET 1 OF 5


GGG Engineering Surveying Planning
14070 Hwy 52 SE
Chatfield, Mn. 55923
Ph. 507–867–1666

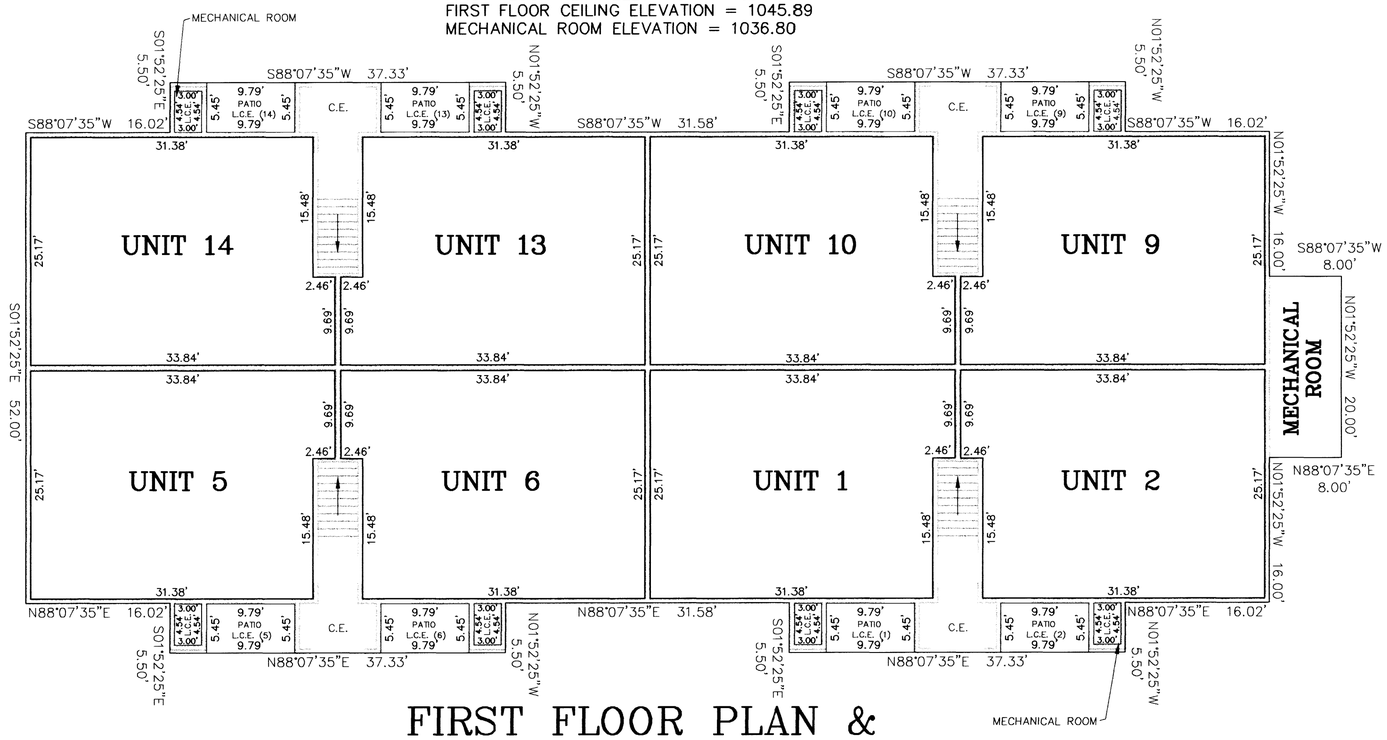

FILE: 01-0650IC

501874

"COUNTY SURVEYOR'S COPY"

# COMMON INTEREST COMMUNITY NUMBER 187
# WEDGEWOOD POINTE CONDOMINIUMS

UNITS 1,2,5,6,9,10,13,&14
FIRST FLOOR PLAN ELEVATION = 1037.80
FIRST FLOOR CEILING ELEVATION = 1045.89
MECHANICAL ROOM ELEVATION = 1036.80




# FIRST FLOOR PLAN & BUILDING DIMENSIONS

ELEVATIONS SHOWN ARE IN FEET AND HUNDREDTHS OF A FOOT AND ARE REFERENCED TO A BENCHMARK ON SHEET 1.

DIMENSIONS ARE SHOWN IN FEET AND HUNDREDTHS OF A FOOT

L.C.E. (UNIT #) DENOTES LIMITED COMMON ELEMENT AND THE RESPECTIVE UNIT. L.C.E.'S ADJACENT TO UNIT PATIOS ARE MECHANICAL ROOMS FOR THAT UNIT.

C.E. DENOTES COMMON ELEMENT

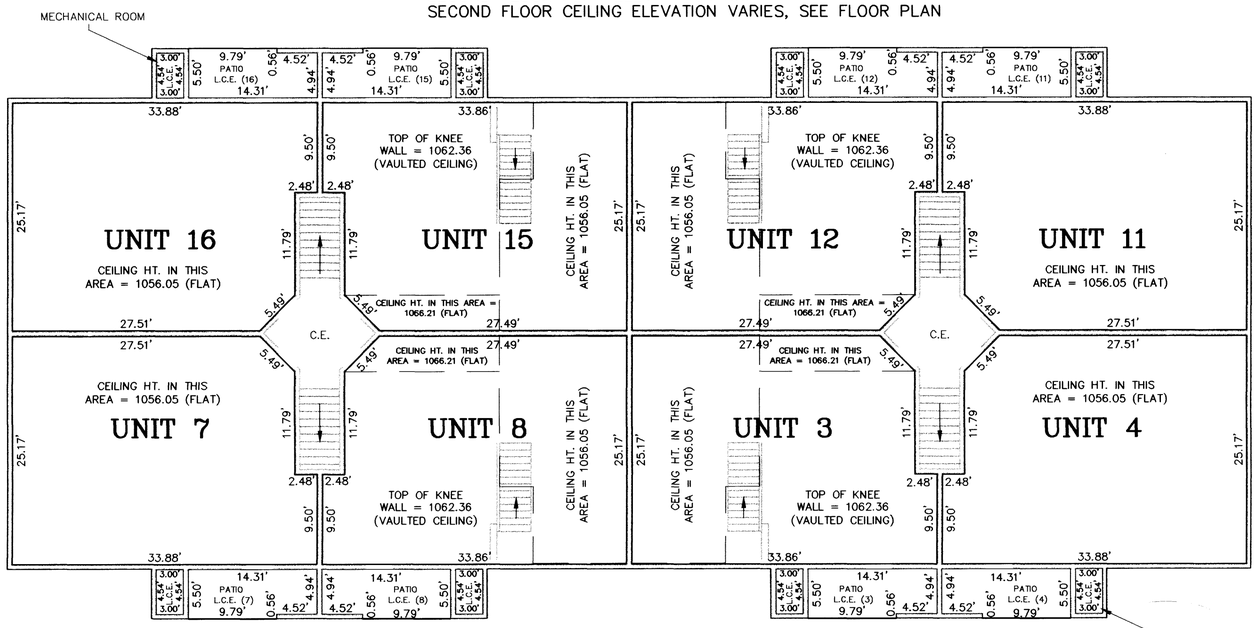
ALL UNIT DIMENSIONS ARE TO THE FACE OF SHEETROCK

TOTAL COMMON AREA INSIDE BUILDING = 1997.46 SQ FT.

GRAPHIC SCALE
10 0 5 10 20
SCALE IN FEET

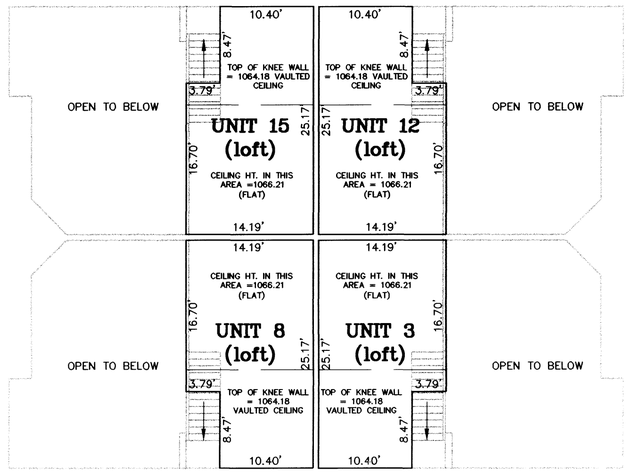
NORTH

UNITS 3,4,7,8,11,12,15,&16
SECOND FLOOR PLAN ELEV = 1047.96
SECOND FLOOR CEILING ELEVATION VARIES, SEE FLOOR PLAN




# SECOND FLOOR PLAN

UNITS 3,8,12,&15 (LOFTS)
THIRD FLOOR PLAN ELEV = 1058.11
THIRD FLOOR CEILING ELEVATION VARIES, SEE LOFT PLAN




# LOFT FLOOR PLAN

SITE PLAN
SHEET 2 OF 5


GGG
Engineering
Surveying
Planning
14070 Hwy 52 SE
Chatfield, Mn. 55923
Ph. 507-867-1666

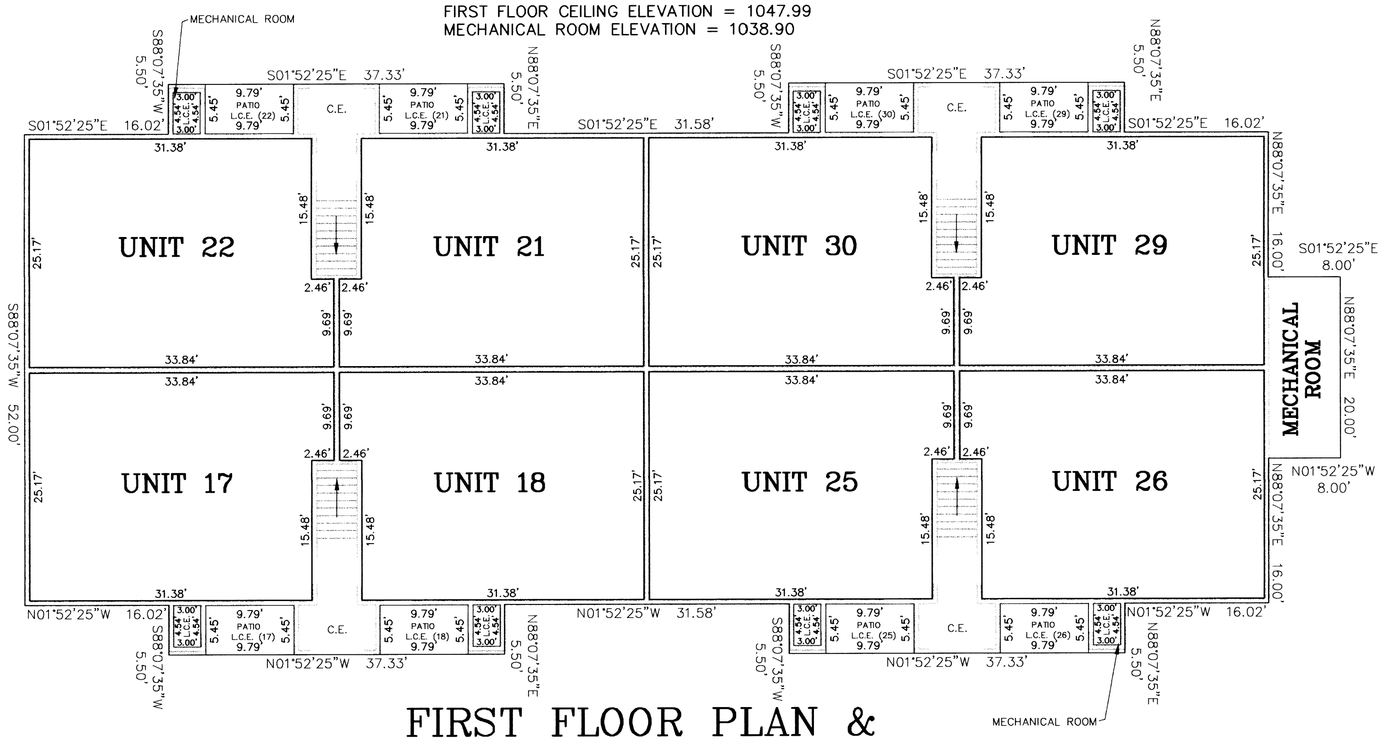

FILE: 01-0650C

50187B

"COUNTY SURVEYOR'S COPY"

# COMMON INTEREST COMMUNITY NUMBER 187
# WEDGEWOOD POINTE CONDOMINIUMS

UNITS 17,18,21,22,25,26,29,&30
FIRST FLOOR PLAN ELEVATION = 1039.90
FIRST FLOOR CEILING ELEVATION = 1047.99
MECHANICAL ROOM ELEVATION = 1038.90




ELEVATIONS SHOWN ARE IN FEET AND HUNDREDTHS OF A FOOT AND ARE REFERENCED TO A BENCHMARK ON SHEET 1.

DIMENSIONS ARE SHOWN IN FEET AND HUNDREDTHS OF A FOOT

L.C.E. (UNIT #) DENOTES LIMITED COMMON ELEMENT AND THE RESPECTIVE UNIT. L.C.E.'S ADJACENT TO UNIT PATIOS ARE MECHANICAL ROOMS FOR THAT UNIT.

C.E. DENOTES COMMON ELEMENT

ALL UNIT DIMENSIONS ARE TO THE FACE OF SHEETROCK

TOTAL COMMON AREA INSIDE BUILDING = 1997.46 SQ FT.

NORTH

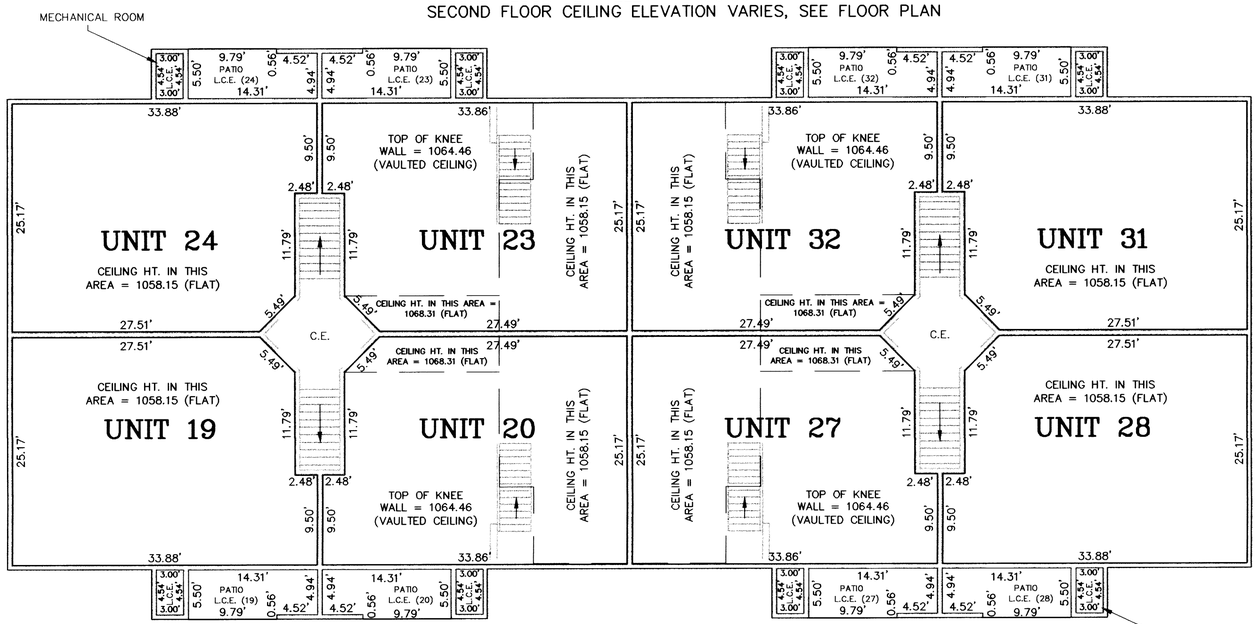
GRAPHIC SCALE

10 0 5 10 20

SCALE IN FEET

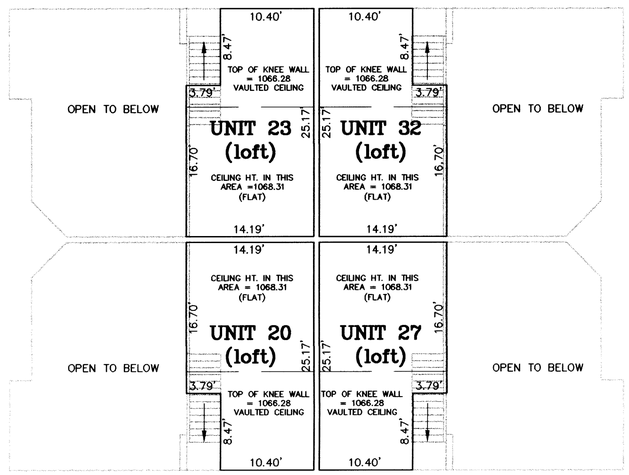
## FIRST FLOOR PLAN & BUILDING DIMENSIONS

UNITS 19,20,23,24,27,28,31,&32
SECOND FLOOR PLAN ELEV = 1050.06
SECOND FLOOR CEILING ELEVATION VARIES, SEE FLOOR PLAN




## SECOND FLOOR PLAN

UNITS 20,23,27,&30 (LOFTS)
THIRD FLOOR PLAN ELEV = 1060.21
THIRD FLOOR CEILING ELEVATION VARIES, SEE LOFT PLAN




## LOFT FLOOR PLAN

SITE PLAN
SHEET 3 OF 5


GGG
Engineering
Surveying
Planning
14070 Hwy 52 SE
Chatfield, Mn. 55923
Ph. 507-867-1666

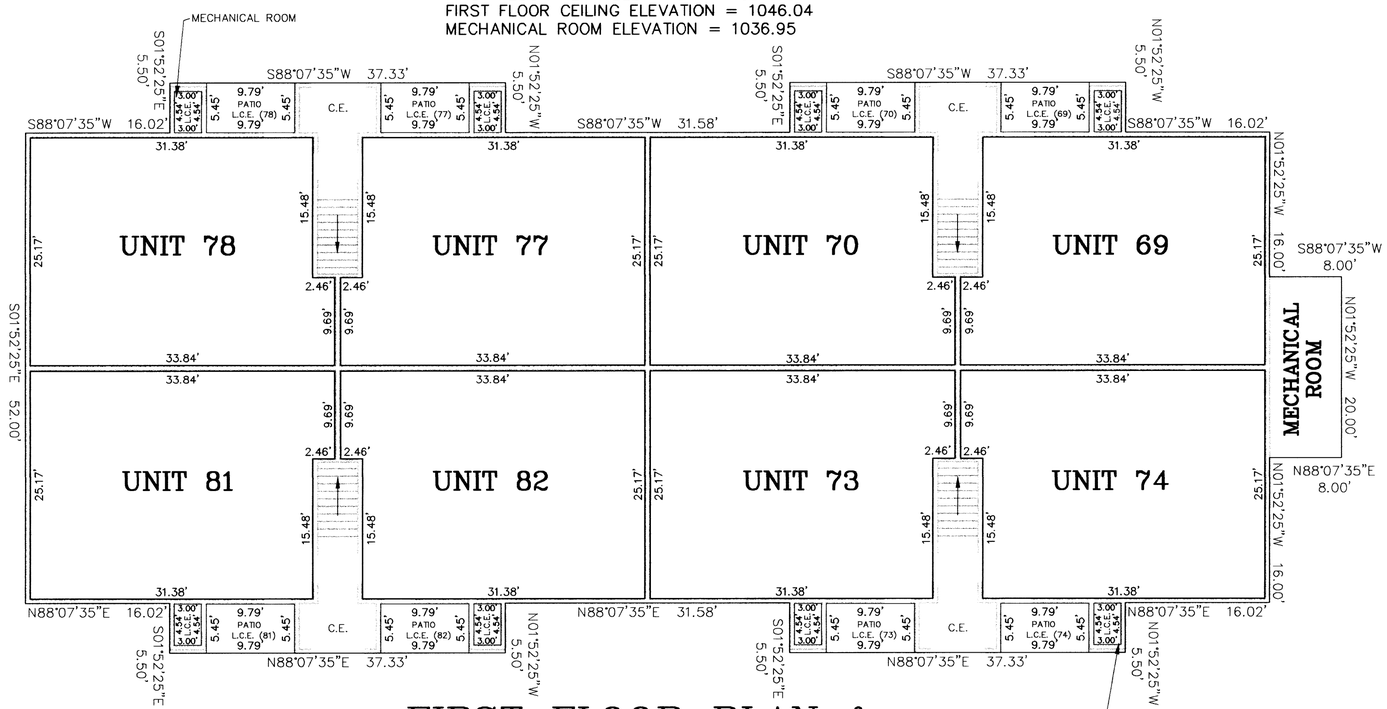

FILE: 01-065OC

50187C

"COUNTY SURVEYOR'S COPY"

# COMMON INTEREST COMMUNITY NUMBER 187
# WEDGEWOOD POINTE CONDOMINIUMS

UNITS 69,70,73,74,77,78,81,&82
FIRST FLOOR PLAN ELEVATION = 1037.95
FIRST FLOOR CEILING ELEVATION = 1046.04
MECHANICAL ROOM ELEVATION = 1036.95




## FIRST FLOOR PLAN & BUILDING DIMENSIONS

ELEVATIONS SHOWN ARE IN FEET AND HUNDREDTHS OF A FOOT AND ARE REFERENCED TO A BENCHMARK ON SHEET 1.

DIMENSIONS ARE SHOWN IN FEET AND HUNDREDTHS OF A FOOT

L.C.E. (UNIT #) DENOTES LIMITED COMMON ELEMENT AND THE RESPECTIVE UNIT. L.C.E.'S ADJACENT TO UNIT PATIOS ARE MECHANICAL ROOMS FOR THAT UNIT.

C.E. DENOTES COMMON ELEMENT

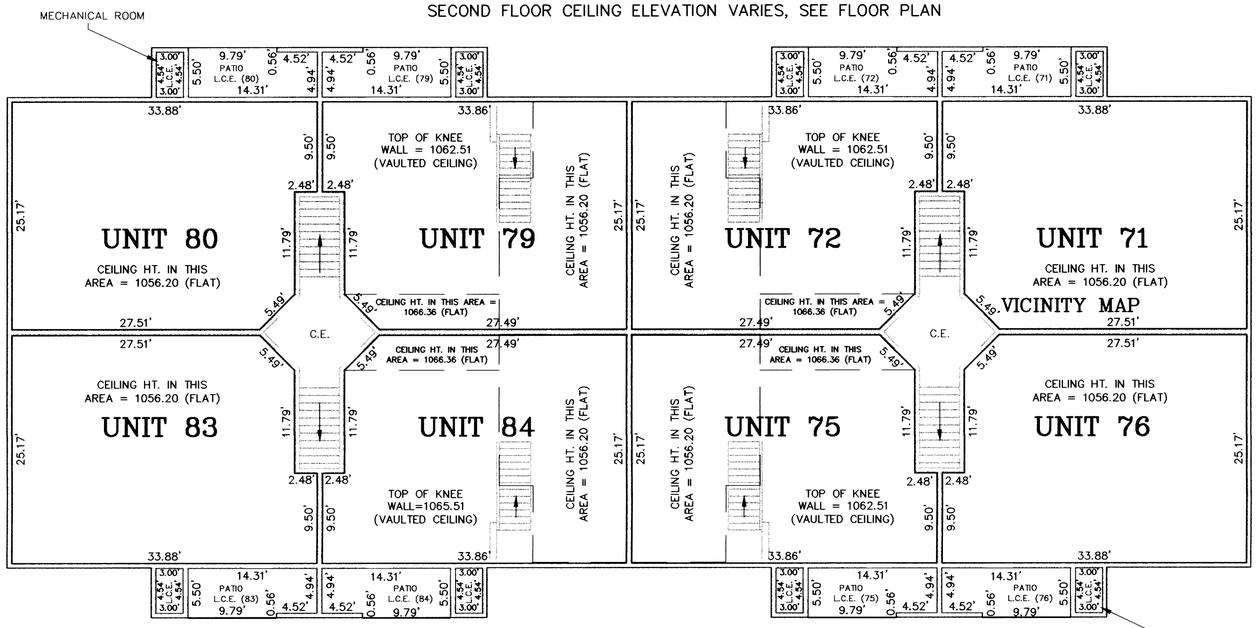
ALL UNIT DIMENSIONS ARE TO THE FACE OF SHEETROCK

TOTAL COMMON AREA INSIDE BUILDING = 1997.46 SQ FT.

GRAPHIC SCALE
10 0 5 10 20
SCALE IN FEET

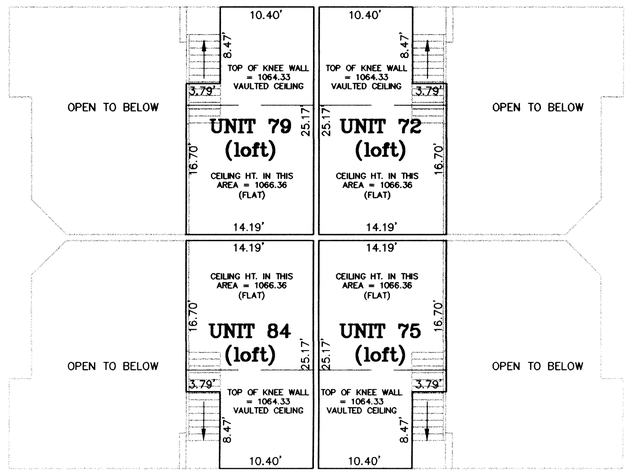
NORTH

UNITS 71,72,75,76,79,80,83&84
SECOND FLOOR PLAN ELEV = 1048.11
SECOND FLOOR CEILING ELEVATION VARIES, SEE FLOOR PLAN




## SECOND FLOOR PLAN

UNITS 72,75,79,&84 (LOFTS)
THIRD FLOOR PLAN ELEV = 1058.26
THIRD FLOOR CEILING ELEVATION VARIES, SEE LOFT PLAN




## LOFT FLOOR PLAN

VICINITY MAP

SITE PLAN
SHEET 4 OF 5

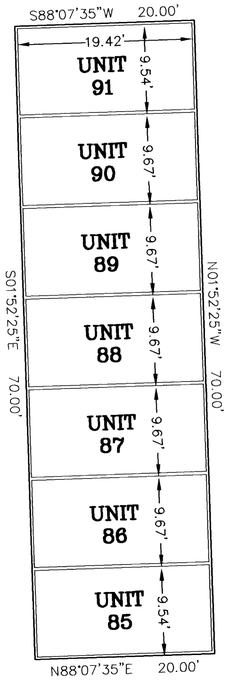
GGG
Engineering
Surveying
Planning
14070 Hwy 52 SE
Chatfield, Mn. 55923
Ph. 507-867-1666

FILE: 01-0650C

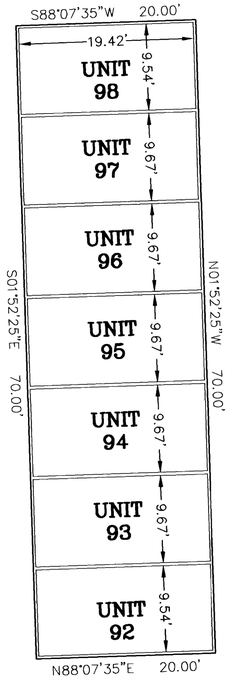
50187D

"COUNTY SURVEYOR'S COPY"

# COMMON INTEREST COMMUNITY NUMBER 187
# WEDGEWOOD POINTE CONDOMINIUMS

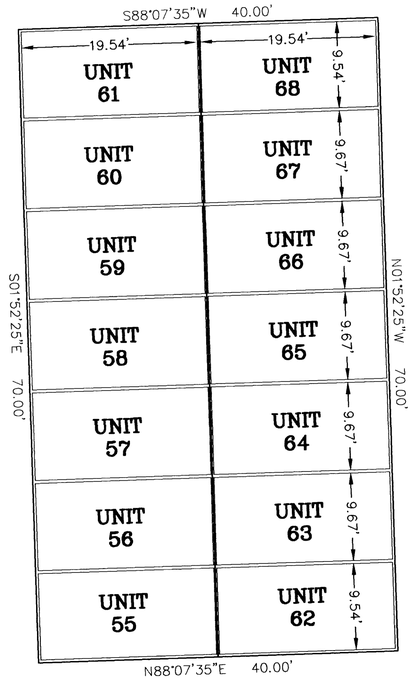



GARAGE UNITS
85 THRU 91



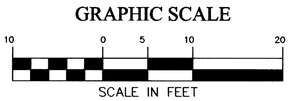

GARAGE UNITS
92 THRU 98

GARAGE UNITS
55 THRU 68










ELEVATIONS SHOWN ARE IN FEET AND HUNDREDTHS OF A FOOT AND ARE REFERENCED TO A BENCHMARK ON SHEET 1.

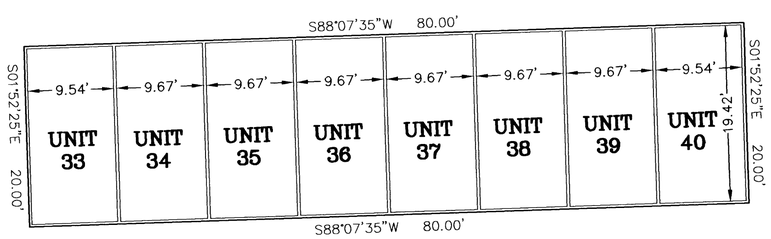
DIMENSIONS ARE SHOWN IN FEET AND HUNDREDTHS OF A FOOT

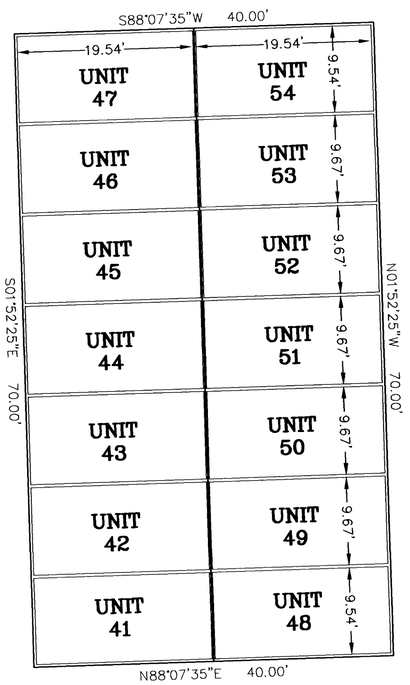
L.C.E. DENOTES LIMITED COMMON ELEMENT

C.E. DENOTES COMMON ELEMENT

GARAGE UNIT DIMENSIONS ARE TO FACE OF SHEETING OR FACE OF STUD. (WHICHEVER IS TO THE INSIDE OF THE UNIT)

GARAGE UNITS
33 THRU 40




GARAGE UNITS
41 THRU 54

GARAGE UNITS 33 – 40
FLOOR ELEV = 1037.20
HEIGHT FOR UNITS 33 THRU 40 = 8.14'

GARAGE UNITS 41 – 47
FLOOR ELEV = 1036.97
HEIGHT FOR UNITS 41 THRU 47 = 8.14'

GARAGE UNITS 48 – 54
FLOOR ELEV = 1035.97
HEIGHT FOR UNITS 48 THRU 54 = 9.14'

GARAGE UNITS 55 – 61
FLOOR ELEV = 1037.10
HEIGHT FOR UNITS 55 THRU 61 = 8.14'

GARAGE UNITS 62 – 68
FLOOR ELEV = 1036.10
HEIGHT FOR UNITS 62 THRU 68 = 9.14'

GARAGE UNITS 85 – 91
FLOOR ELEV = 1035.33
HEIGHT FOR UNITS 85 THRU 91 = 8.14'

GARAGE UNITS 92 – 98
FLOOR ELEV = 1035.35
HEIGHT FOR UNITS 92 THRU 98 = 8.14'

SITE PLAN
SHEET 5 OF 5

GGG
Engineering
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Planning
14070 Hwy 52 SE
Chatfield, Mn. 55923
Ph. 507-867-1666

FILE: 01-0650C

50187E